1602-1680 N. Sheridan Blvd.
Rezoning Application
From U-RH-3A & U-SU-C2 to G-MS-5

Owner’s Representative:
Bruce C. O’Donnell
STARBOARD Realty Group, LLC
770 Sherman Street, Suite 108
Denver, CO 80203
Future Land Use Concept
West Colfax Plan (2006)

- Main Street
  - 2-5 Stories
  - Mixed use
Recommendation 3: Application of Main Street Regulatory Tools

Rezone the commercial properties and opportunity sites along West Colfax Avenue, Federal Boulevard and Sheridan Boulevard to Main Street. Refer to the District Plans section for guidance as to the character of the main street districts and the corresponding recommendations for the application of Main Street zones to these areas.

District Plans
ZONING: G-MS-5

---20 FT SETBACK ABOVE 2ND STORY AT ALLEY SIDE---
---55 FT SETBACK ABOVE 4TH STORY AT ALLEY SIDE---

- 8 FT WIDE TREE LAWN AND 8 FT WIDE SIDEWALK PROPOSED ALONG SHERIDAN BLVD
- 8 FT WIDE TREE LAWN AND 10 FT WIDE SIDEWALK PROPOSED ALONG 17TH AVE

NORTH BUILDING

BASEMENT AND 1ST FLOOR:

- 12,500 SF (20 FT CEILINGS) FOR AMENITY / LEASING
  AND MIXED-USE COMMERCIAL / RETAIL
- 2 TIERED STRUCTURED PARKING WITH 196 PARKING SPACES
  - 176 SPACES NEEDED FOR 2.0 SPACES PER UNIT (20 EXTRA SPACES FOR BUSINESS)

2ND - 4TH FLOORS:

- TOTAL GROSS AREA = 91,290 SF
- @80% EFFICIENCY = ~11,770 SF PER PLATE (LARGER 2ND FL) X 2 BLDGS = 23,540 SF
- @800 AVG. SF UNITS = 88 UNITS TOTAL

SOUTH BUILDING

BASEMENT AND 1ST FLOOR:

- 2 TIERED STRUCTURED PARKING WITH 138 PARKING SPACES
  - 138 SPACES @ 2.3 SPACES PER UNIT

2ND - 4TH FLOORS:

- TOTAL GROSS AREA = 59,400 SF
- @80% EFFICIENCY = ~15,040 PER PLATE (LARGER 2ND FL)
- @800 AVG. SF UNITS = 59 UNITS TOTAL

NOTE: Preliminary Conceptual Renderings. For illustrative and discussion purposes only. Subject to change.
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SECTION 1

SECTION 2

SECTION 3

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